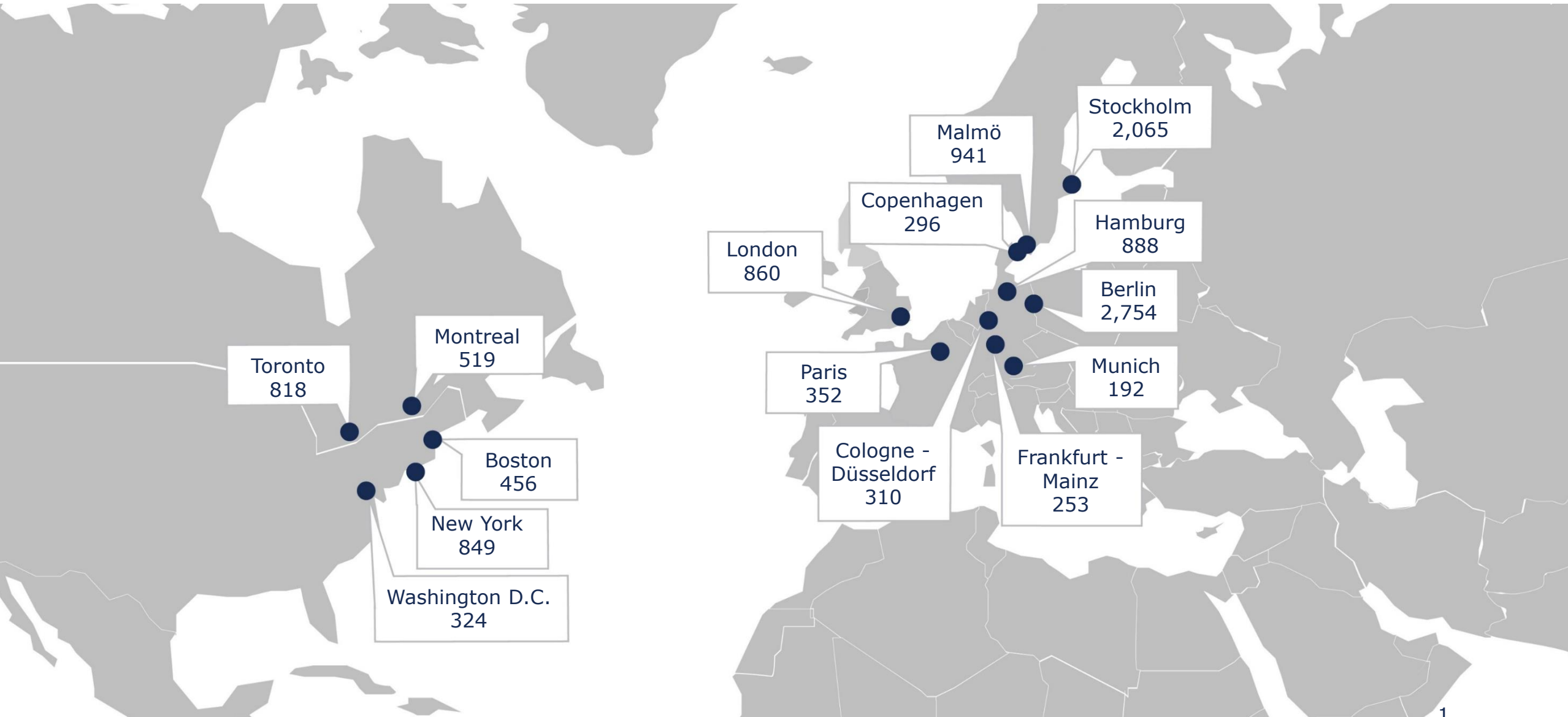
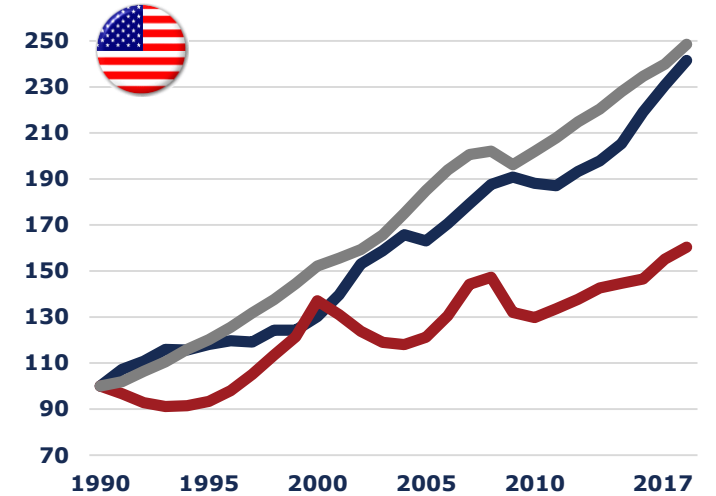
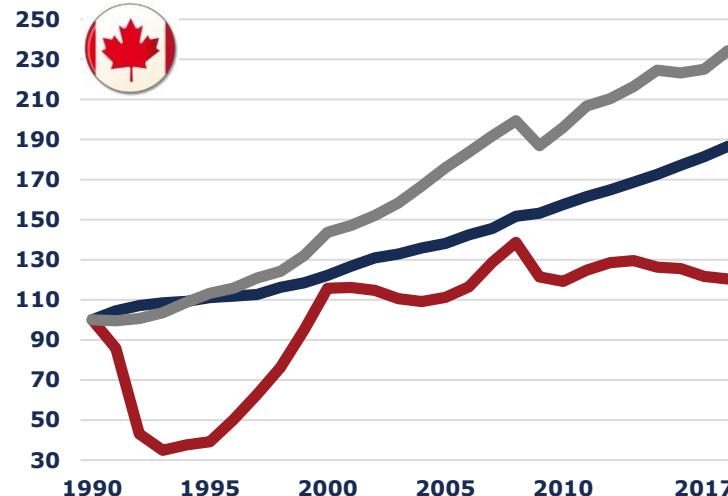
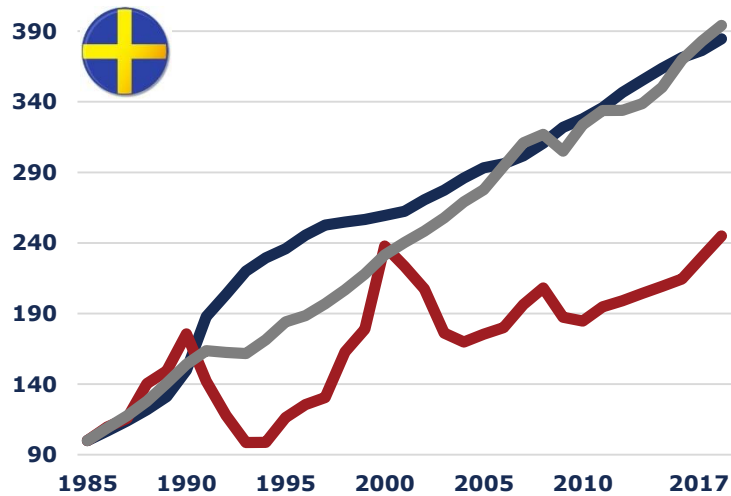
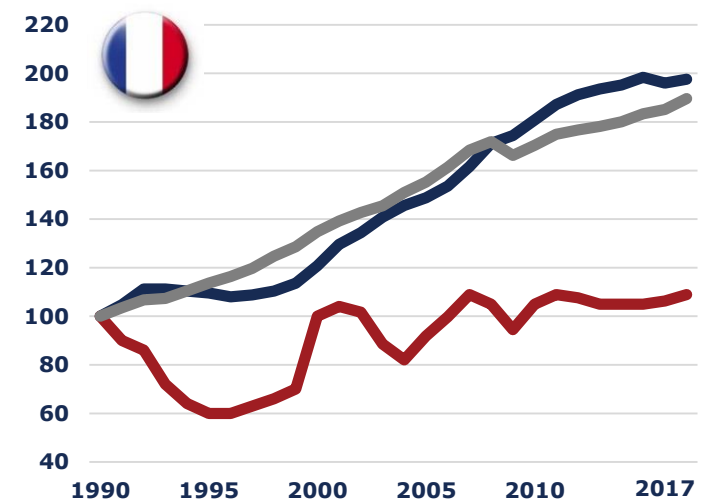
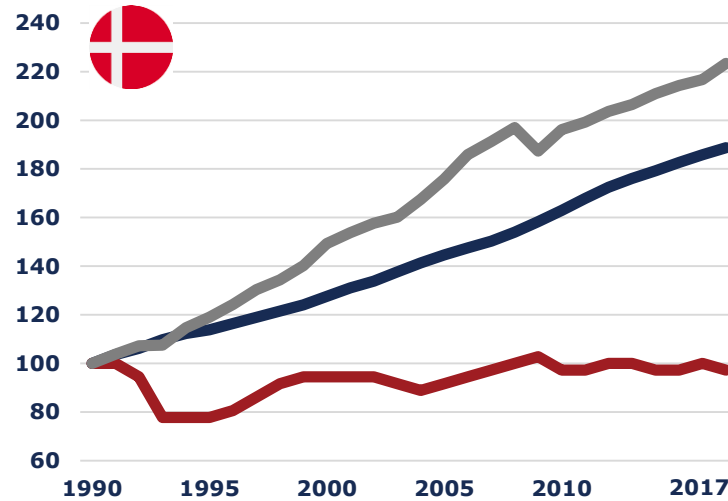
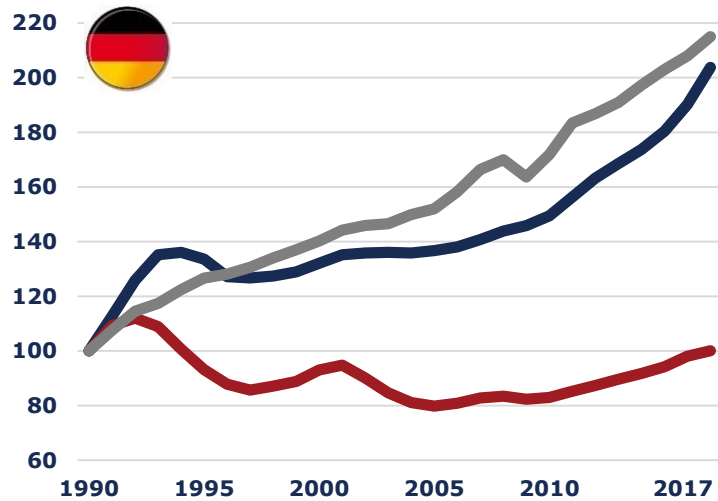


apartments in metropolitan cities



residential rent vs office rent

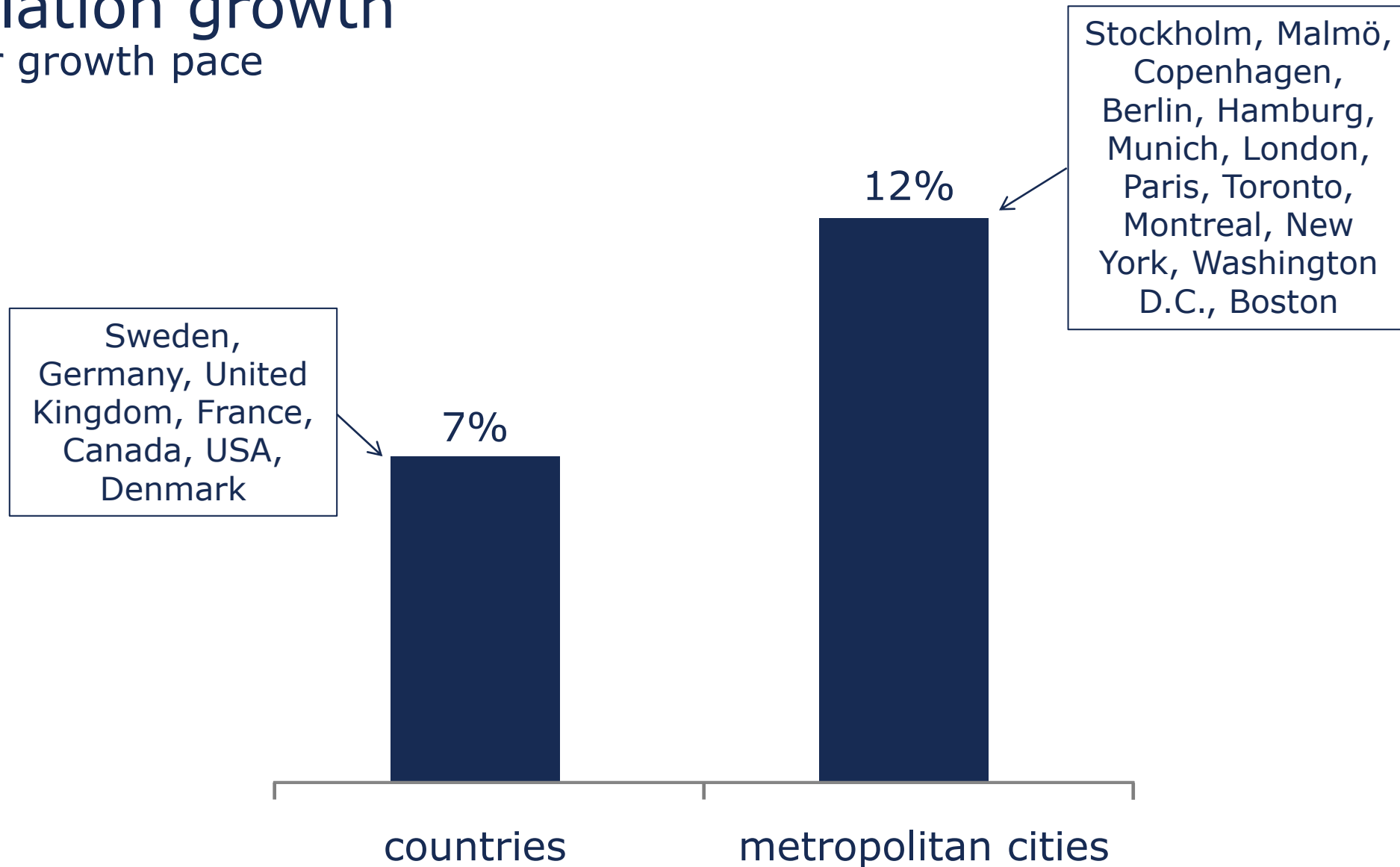
— residential — office — nominal GDP per capita



sources: Statistics Sweden, Boverket, Cushman & Wakefield, Bullwiengesa AG, CBRE, Canada Mortgage and Housing Corporation, US Census Bureau, JLL, The World Bank, OLAP, INSEE, Statistics Denmark, Sadolin & Albaek

population growth

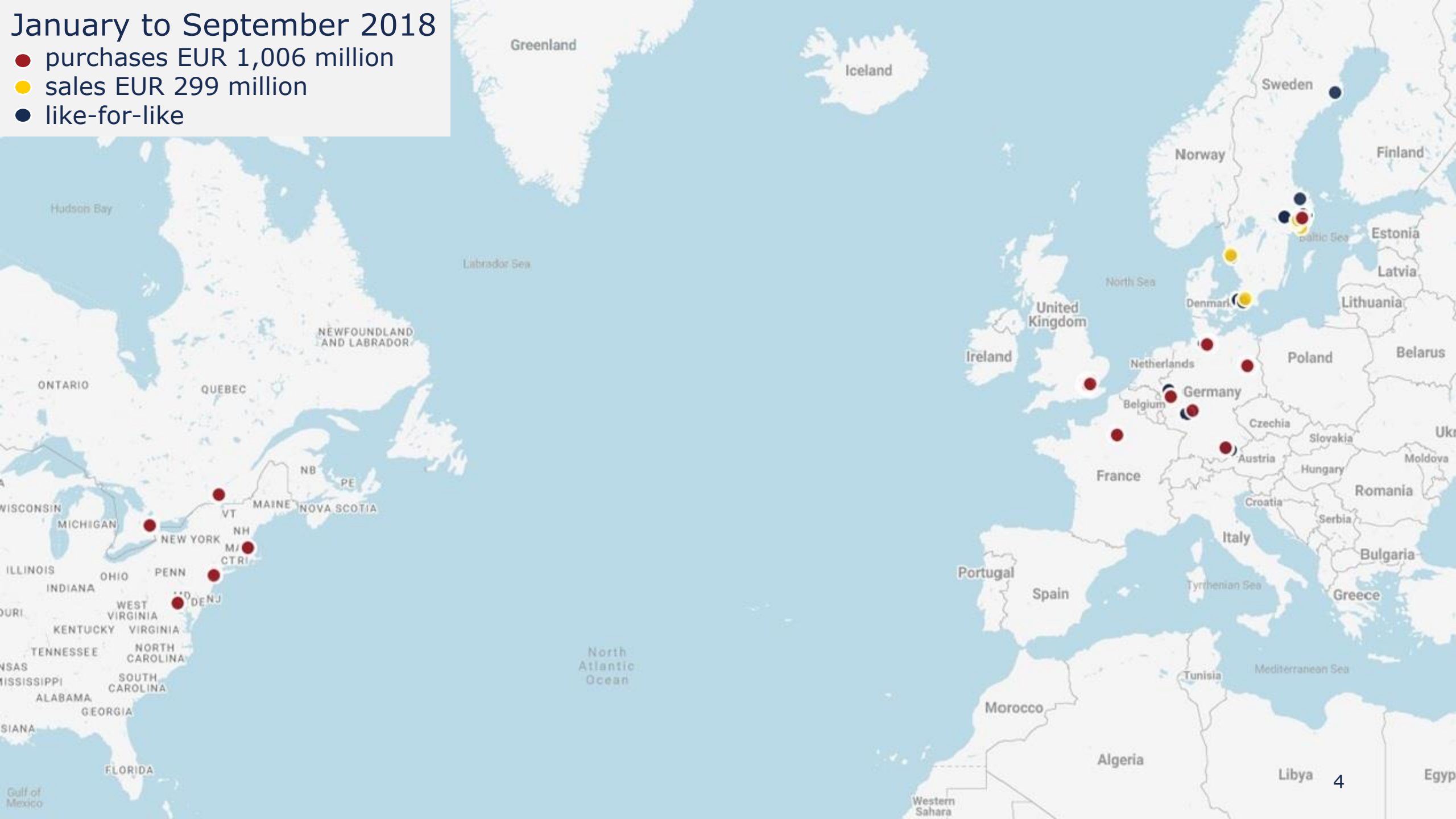
10 year growth pace



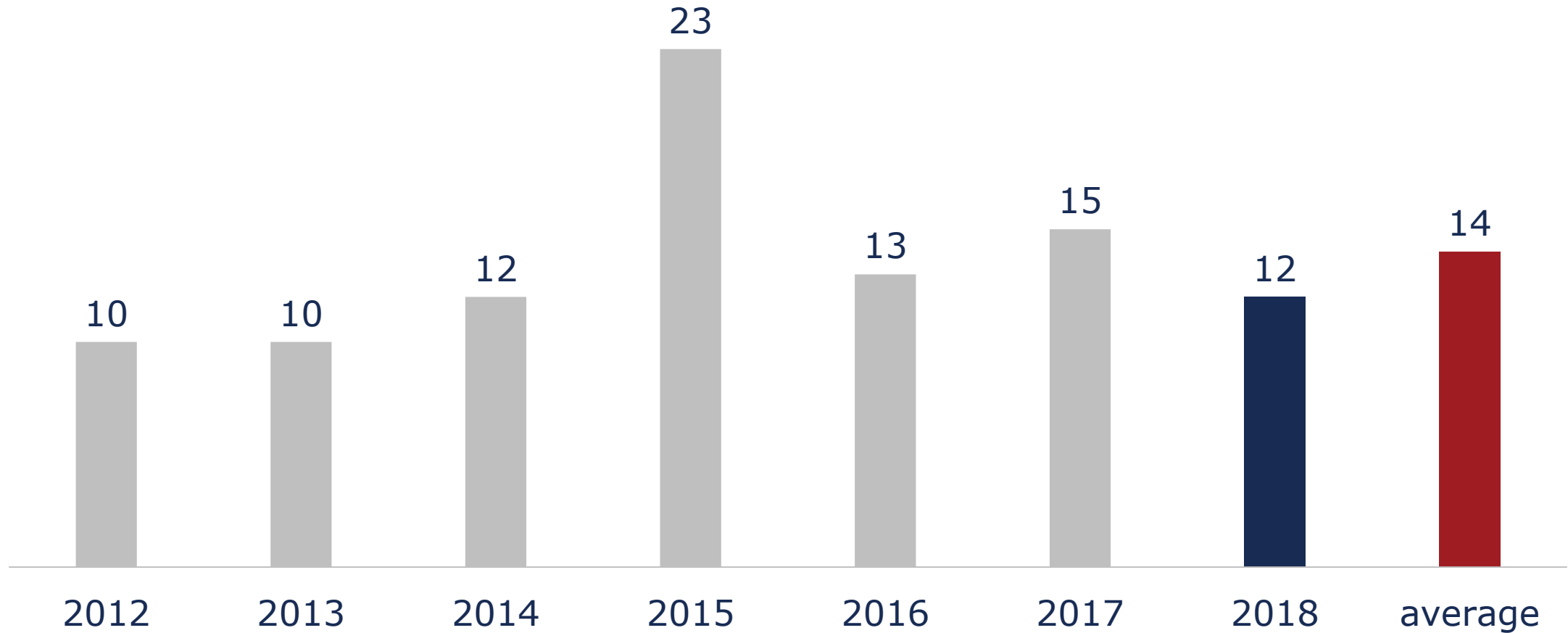
sources: Statistics Sweden, Statistics Denmark, Statistics Canada, INSEE, Office for National Statistics, Statistisches Bundesamt, US Census Bureau, London data store and several local Bundesländer statistics offices.

January to September 2018

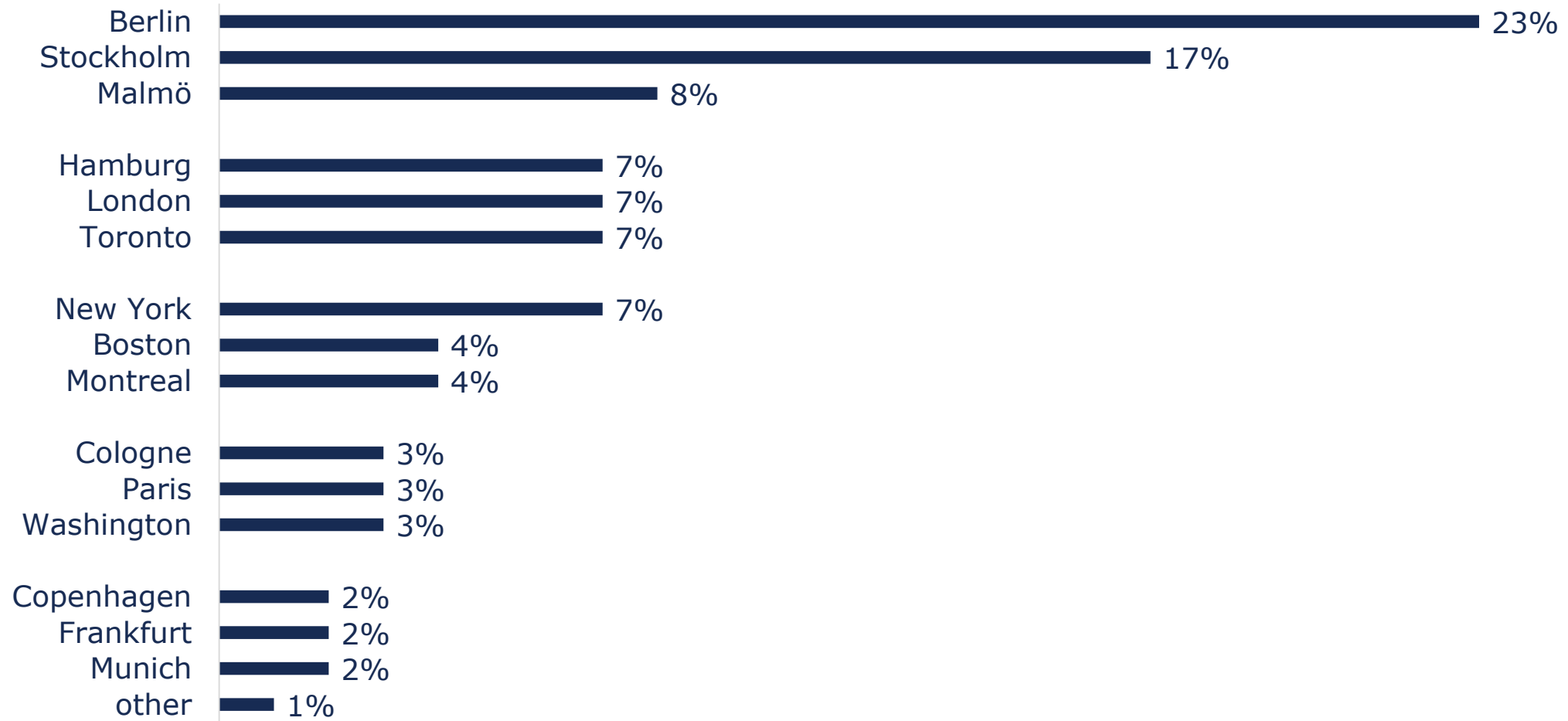
- purchases EUR 1,006 million
- sales EUR 299 million
- like-for-like



sales EUR 3,200 million 14 percent above fair value
ability to create cash flow through property sales



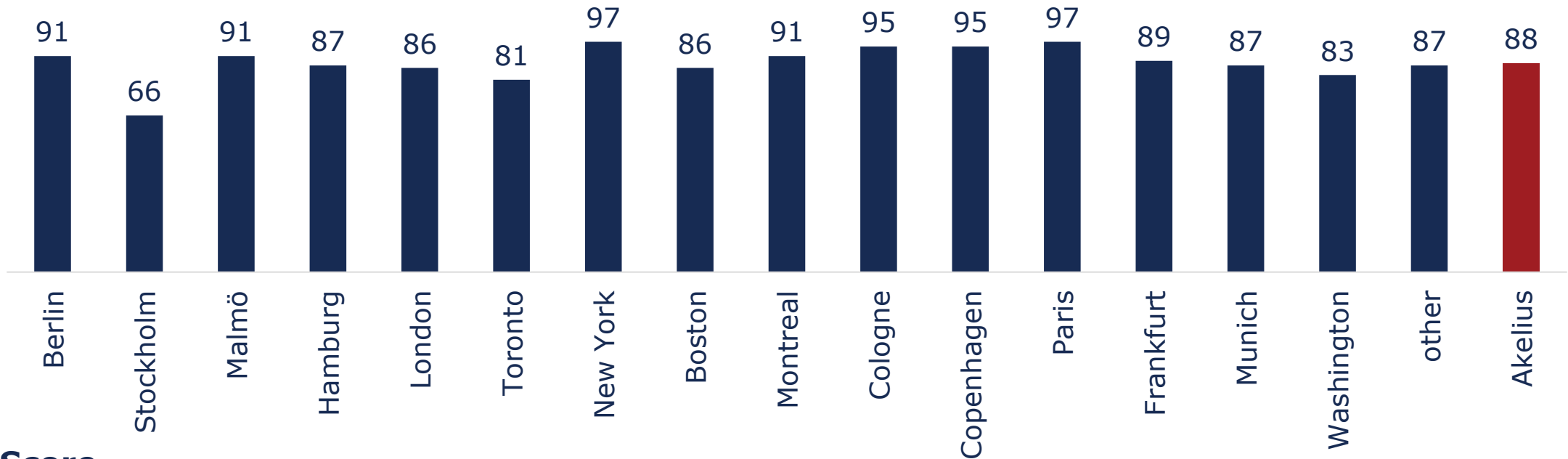
focus on metropolitan cities



share of fair value as at 30 September 2018

very walkable locations

walkscore.com



Score

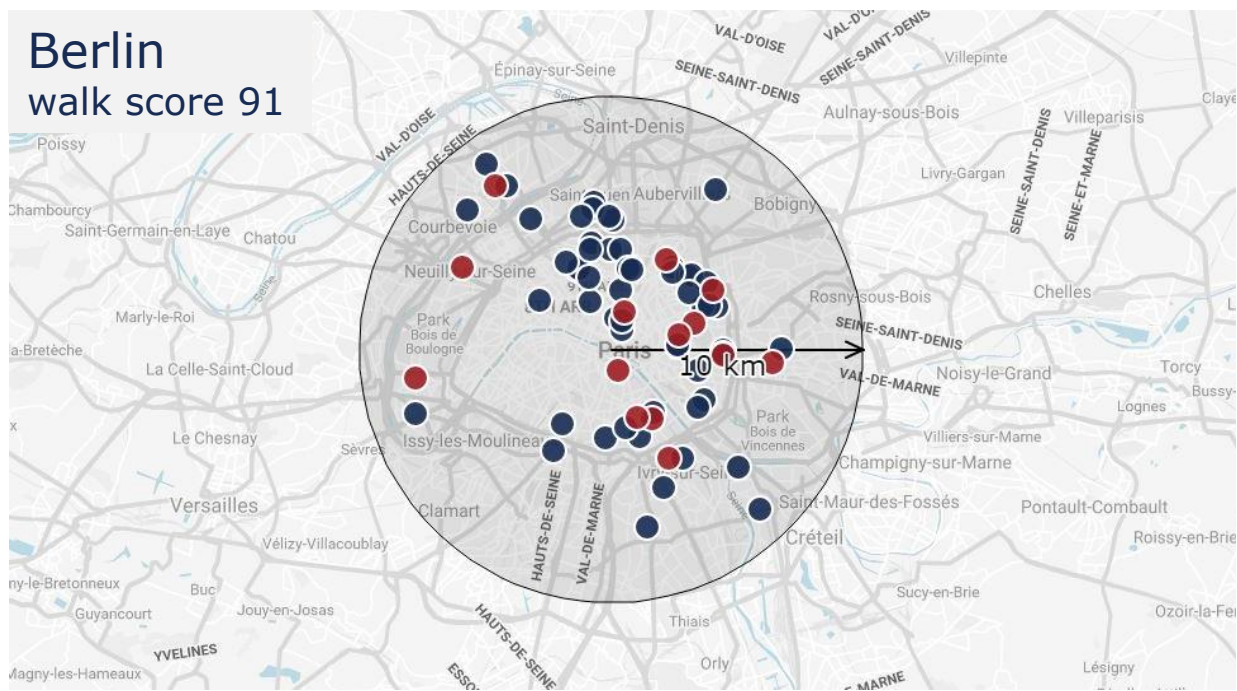
- 90-100 walker's paradise
- 70-90 very walkable
- 50-70 somewhat walkable
- 0-50 car dependent

"Walk score measures walkability from 0 to 100 based on walking routes to destinations such as grocery stores, schools, parks, and retail."

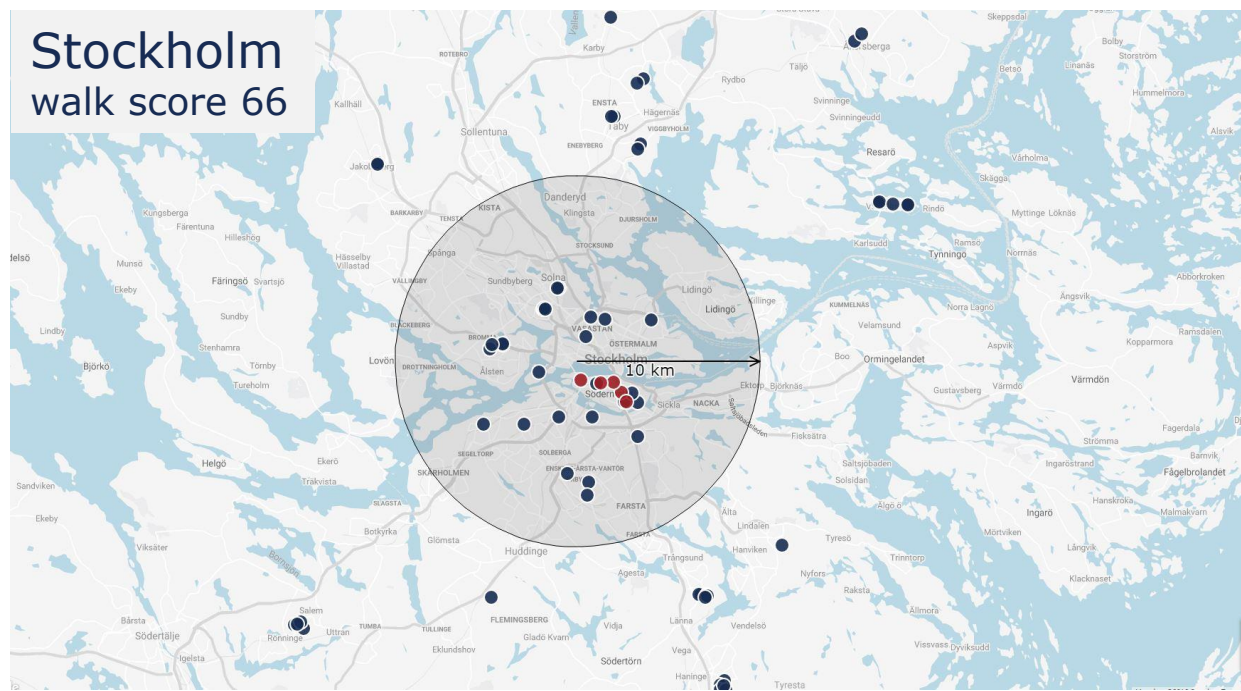
www.walkscore.com

as at 2018-09-30 for all properties owned at 2018-09-30

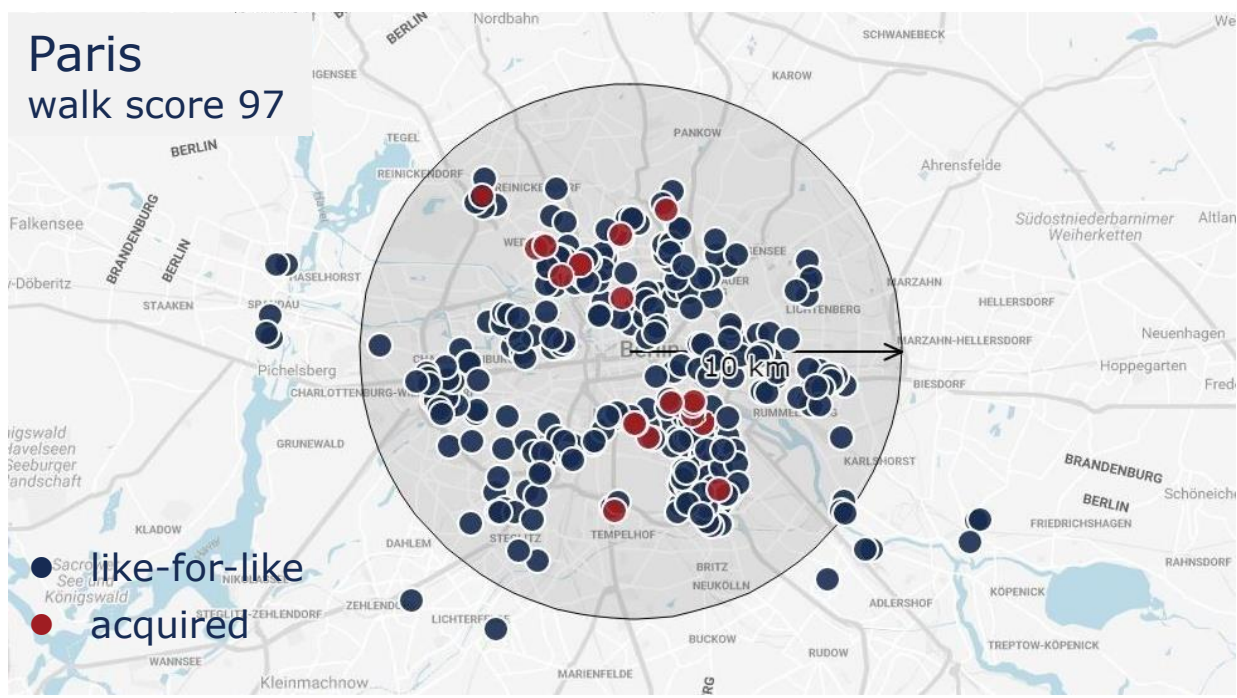
Berlin
walk score 91



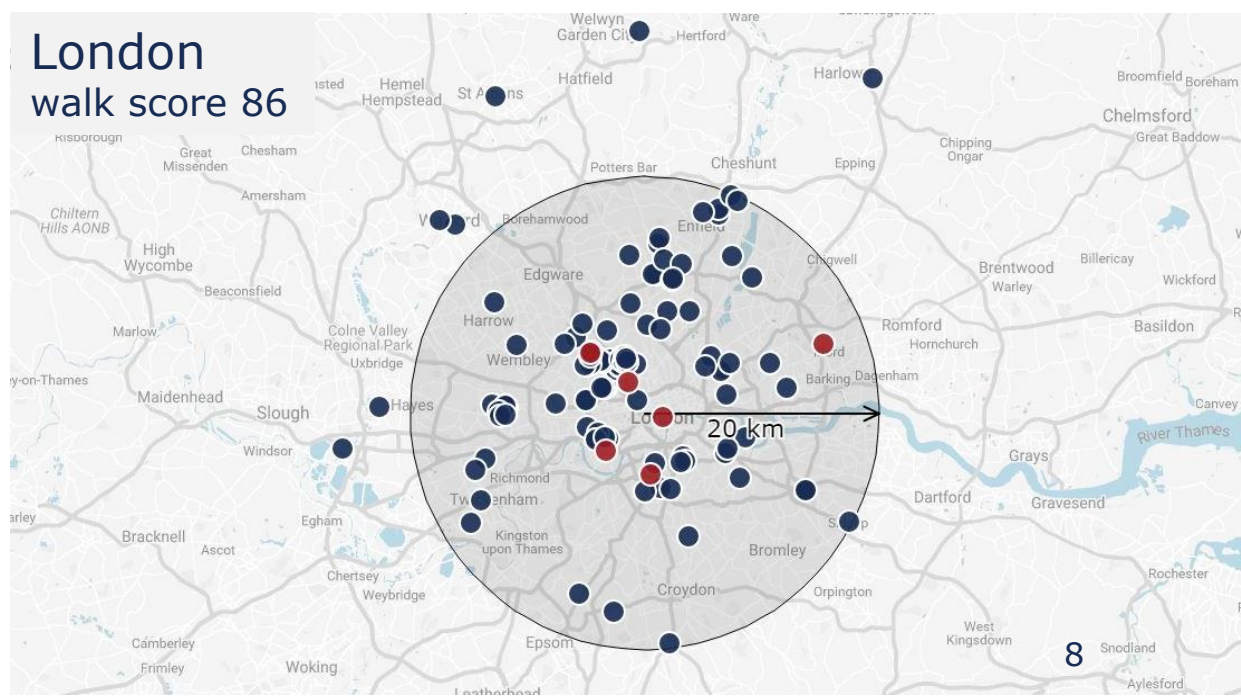
Stockholm
walk score 66



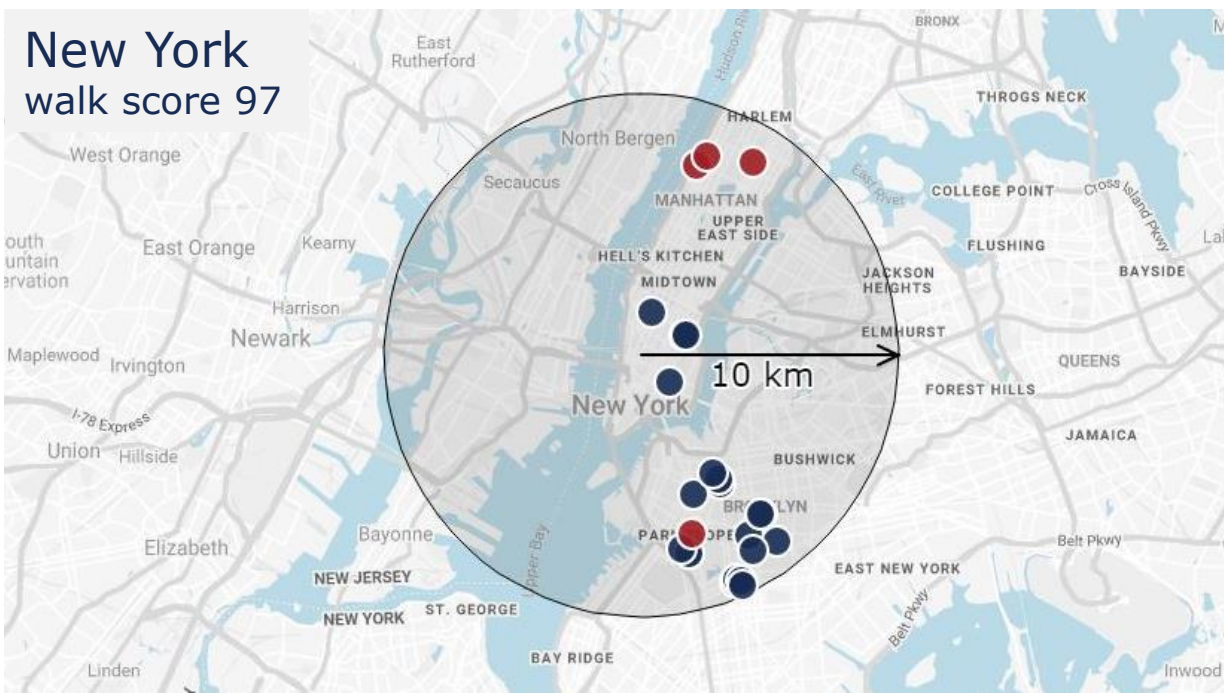
Paris
walk score 97



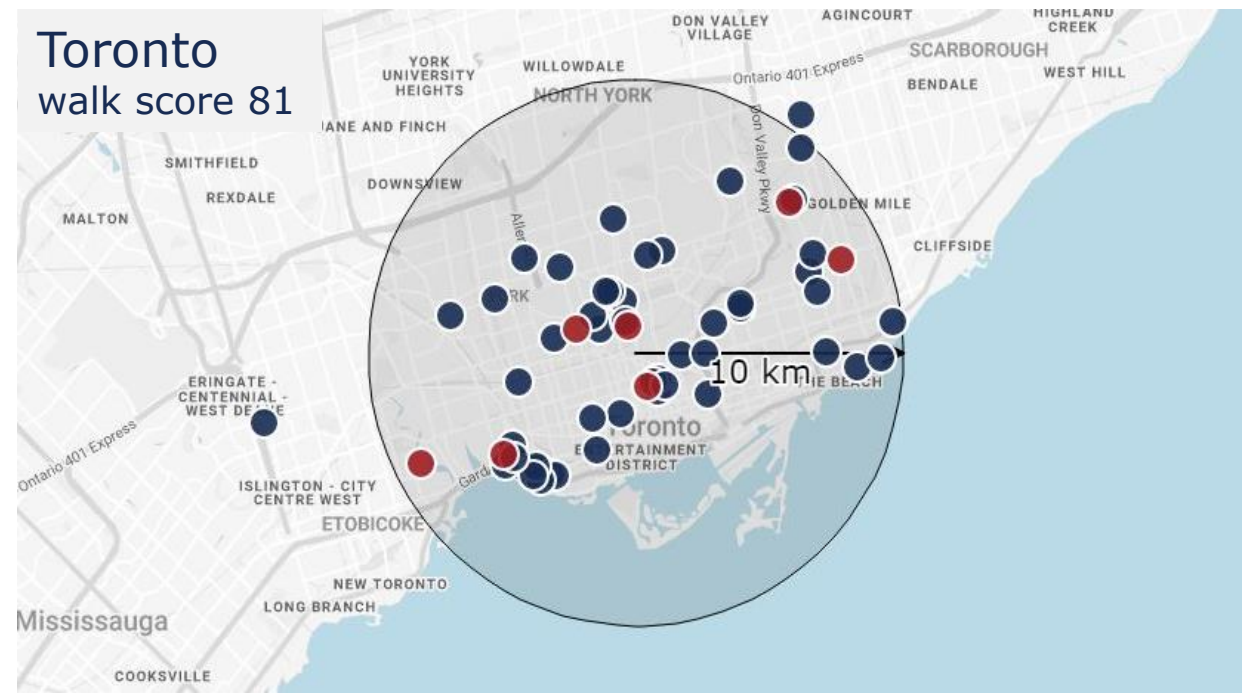
London
walk score 86



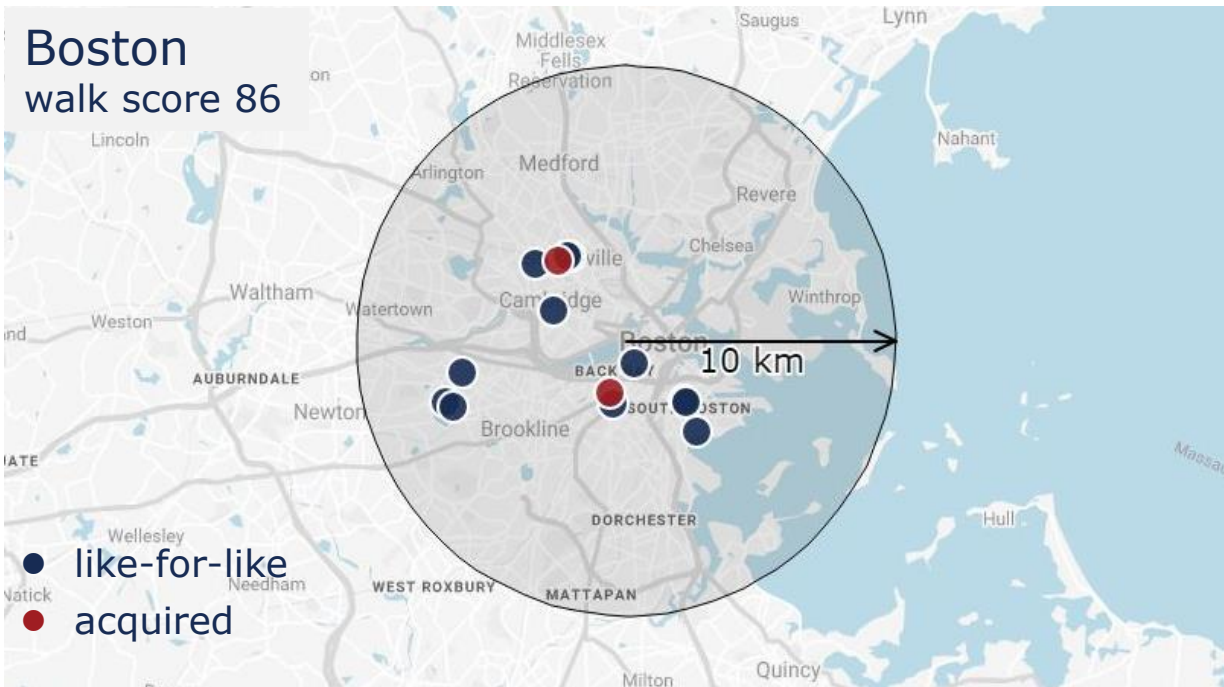
New York walk score 97



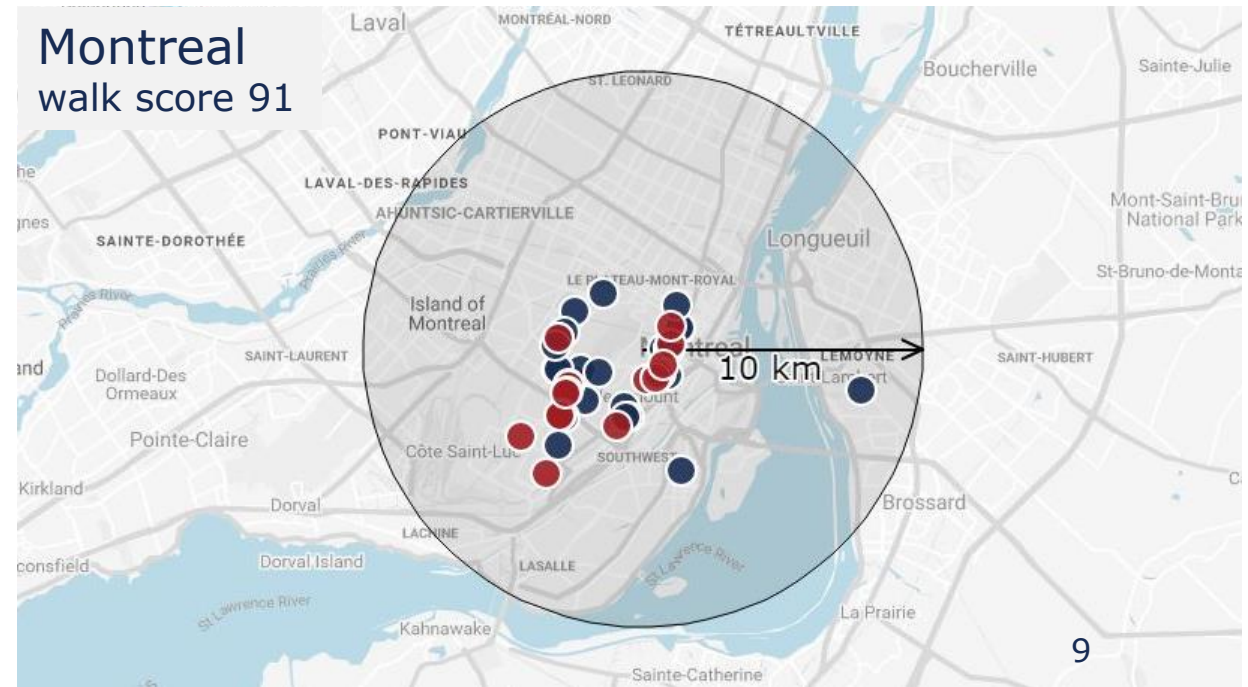
Toronto walk score 81



Boston walk score 86



Montreal walk score 91



- like-for-like
- acquired

luxury: 0 %

A+ locations
extraordinary buildings,
extraordinary service



London
Kensington

prime: 47 %

A+ to B+ locations
soulful, attractive
buildings



Holländische Reihe
Hamburg
Ottensen

acquired 2008

mid: 35 %

B+ to B locations
regular buildings



Brettnacher Straße
Berlin
Zehlendorf

acquired 2007

entry: 18 %

B to B- locations
regular buildings,
"Plattenbau"



Greta-Garbo-Straße
Berlin
Pankow

acquired 2013

discount: 0 %

C+ to C- locations
"Plattenbau", socially
challenging areas



Stockholm
Fittja

prime 47 percent of portfolio



Stockholm
Södermalm



New York
Brooklyn



London
Hackney



Paris
12th district

mid 35 percent of portfolio



Berlin
Mitte



Hamburg
Horn



London
Plaistow



Cologne
Weidenpesch

entry 18 percent of portfolio



Berlin
Pankow



Toronto
Eatonville



Stockholm
Haninge

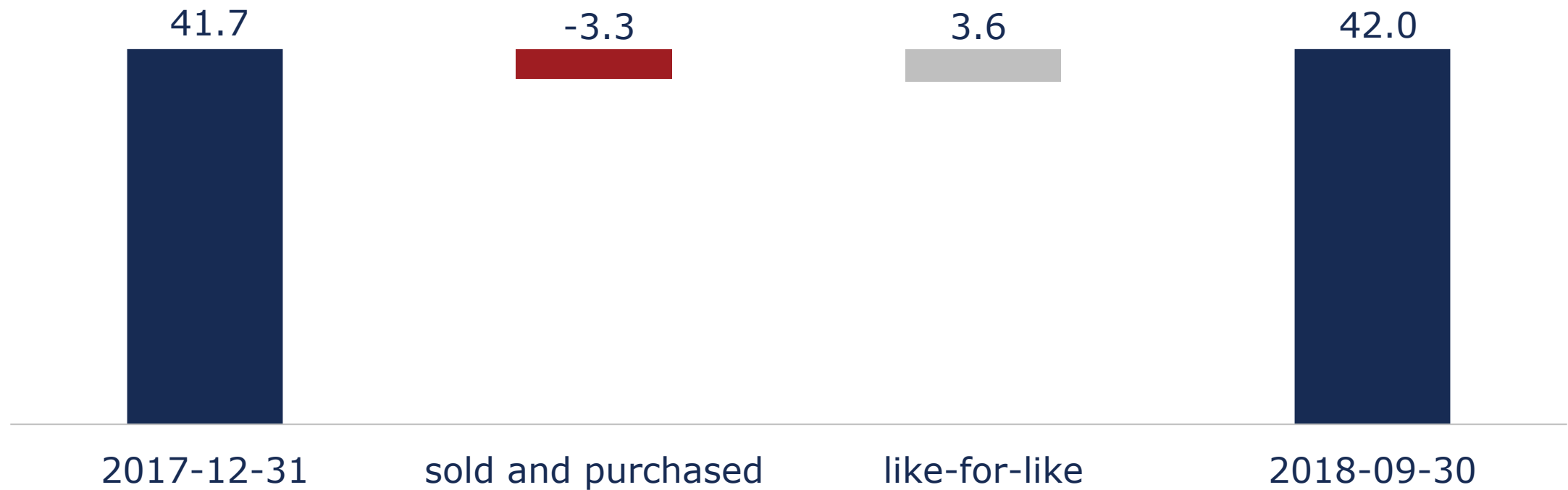


Stockholm
Huddinge

upgraded apartments 42 percent

upgrading of 5 to 6 percent of the portfolio a normal year

percent



upgrading is profitable and optional

policy: upgrade when yield is higher than 7 percent

need 3 percent



optional 55 percent



upgraded 42 percent





before

Berlin
Neukölln
Isarstraße 8
B+ location

52 sqm

rent
€364 month
€7.00 sqm

upgrade
optional



after

Berlin
Neukölln
Isarstraße 8
B+ location

52 sqm

rent

€858 month

€16.50 sqm

136% increase

upgrade

€31,795

yield 19%



before

London
Barnet
Centre Court
B+ location

650 sqft

rent
£1,290 month
£1.98 sqft

upgrade
optional



after

London
Barnet
Centre Court
B+ location

650 sqft

rent

£1,650 month

£2.54 sqft

28% increase

upgrade

£44,372

yield 10%

in crisis yearly free funds are EUR 134 million

EUR million	outcome 2017	crisis ¹ 2017	crisis ¹ pro-forma ²
EBITDA	231	231	279
financial costs	-122	-122	-130
funds from operations	109	109	149
capital expenditures ³	-282	-15	-15
free funds	-173	94	134
capital expenditures EUR per sqm	-87	-5	-5

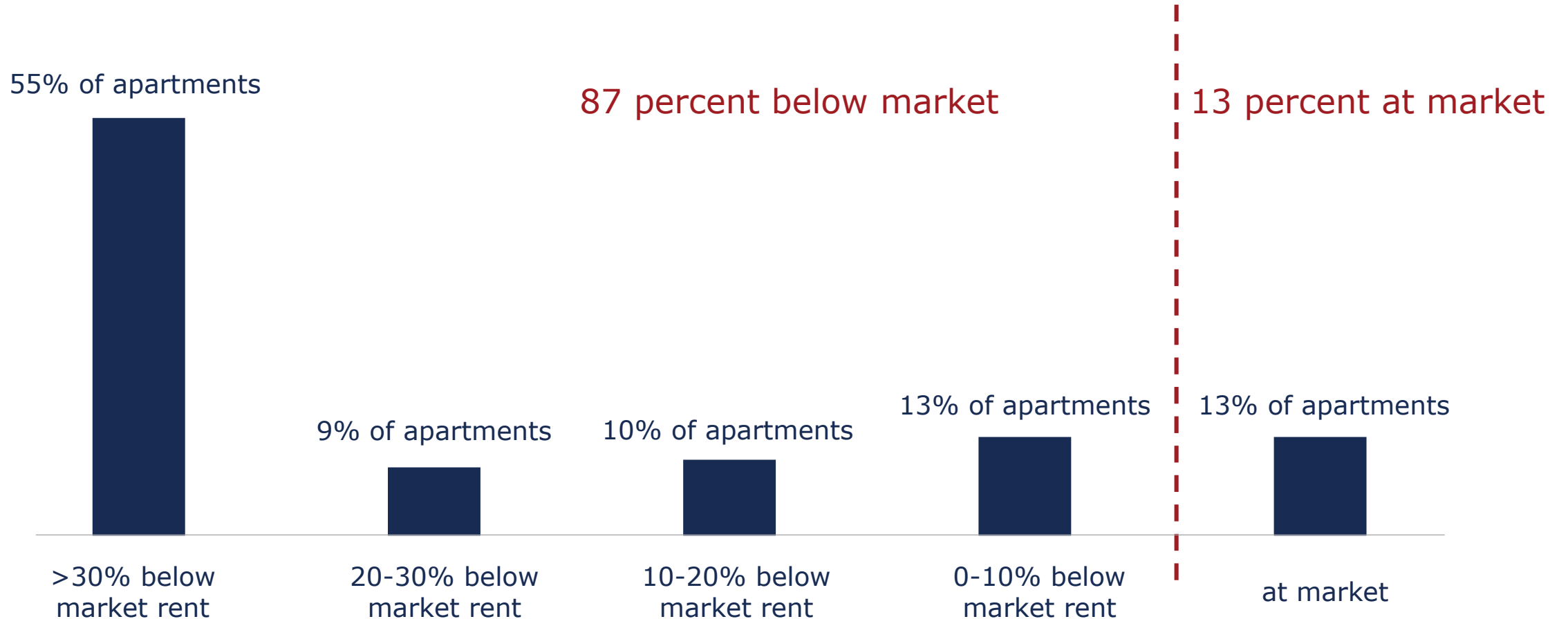
1. a "crisis" means a situation where the Group's ability to raise new funding is limited

2. based on rent levels, real vacancy rate, interest rates at 2017-12-31

3. EUR 15m of capital expenditures is needed, the remaining part is voluntary

87 percent of portfolio below market rent

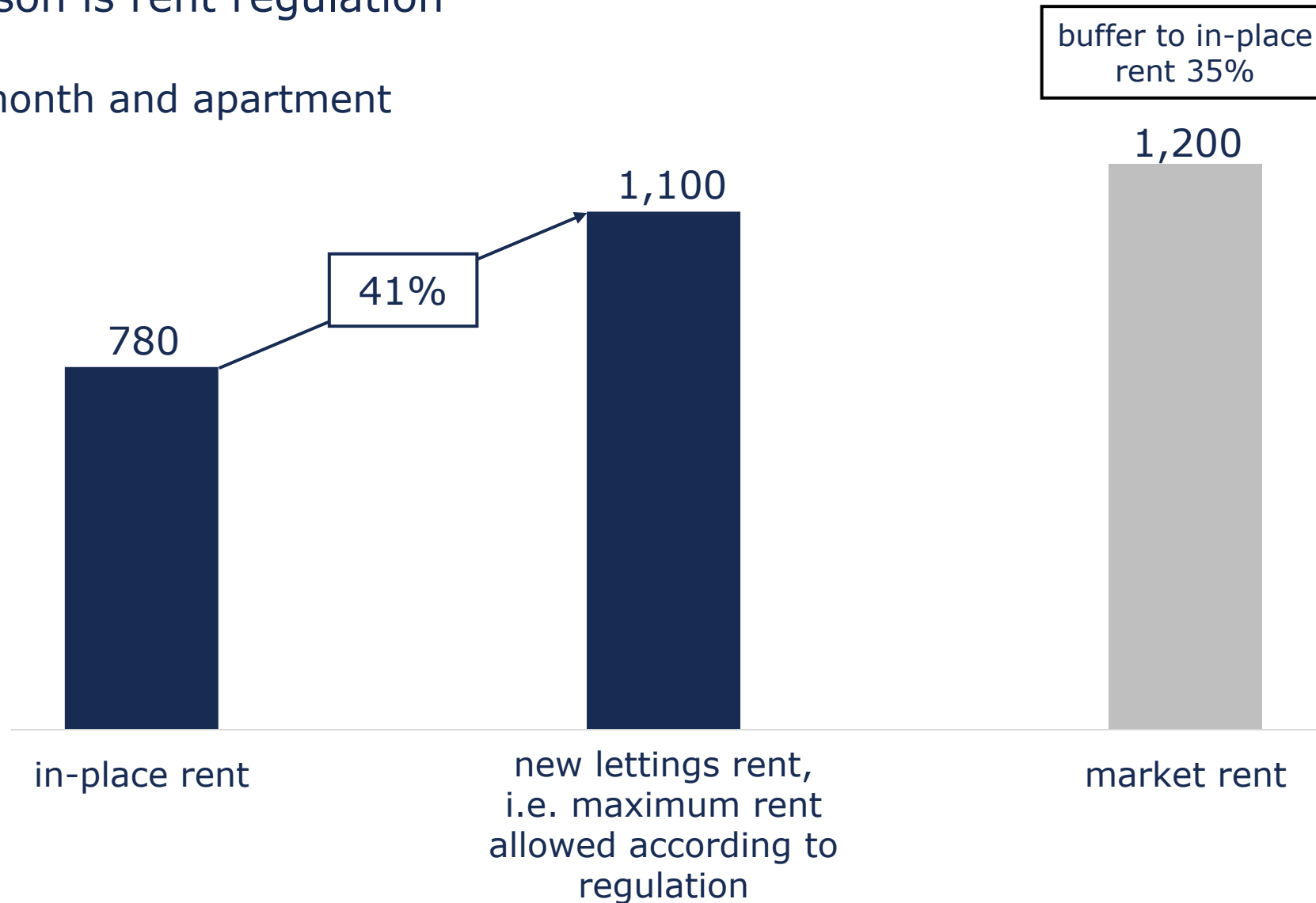
reason is rent regulation



in-place rent 36 percent below market rent

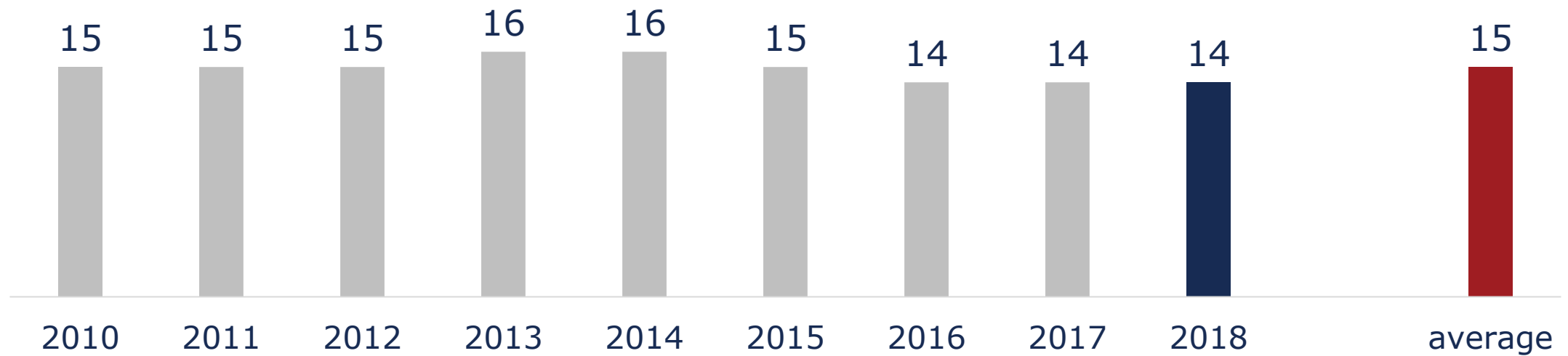
main reason is rent regulation

EUR per month and apartment



14 percent tenant turnover

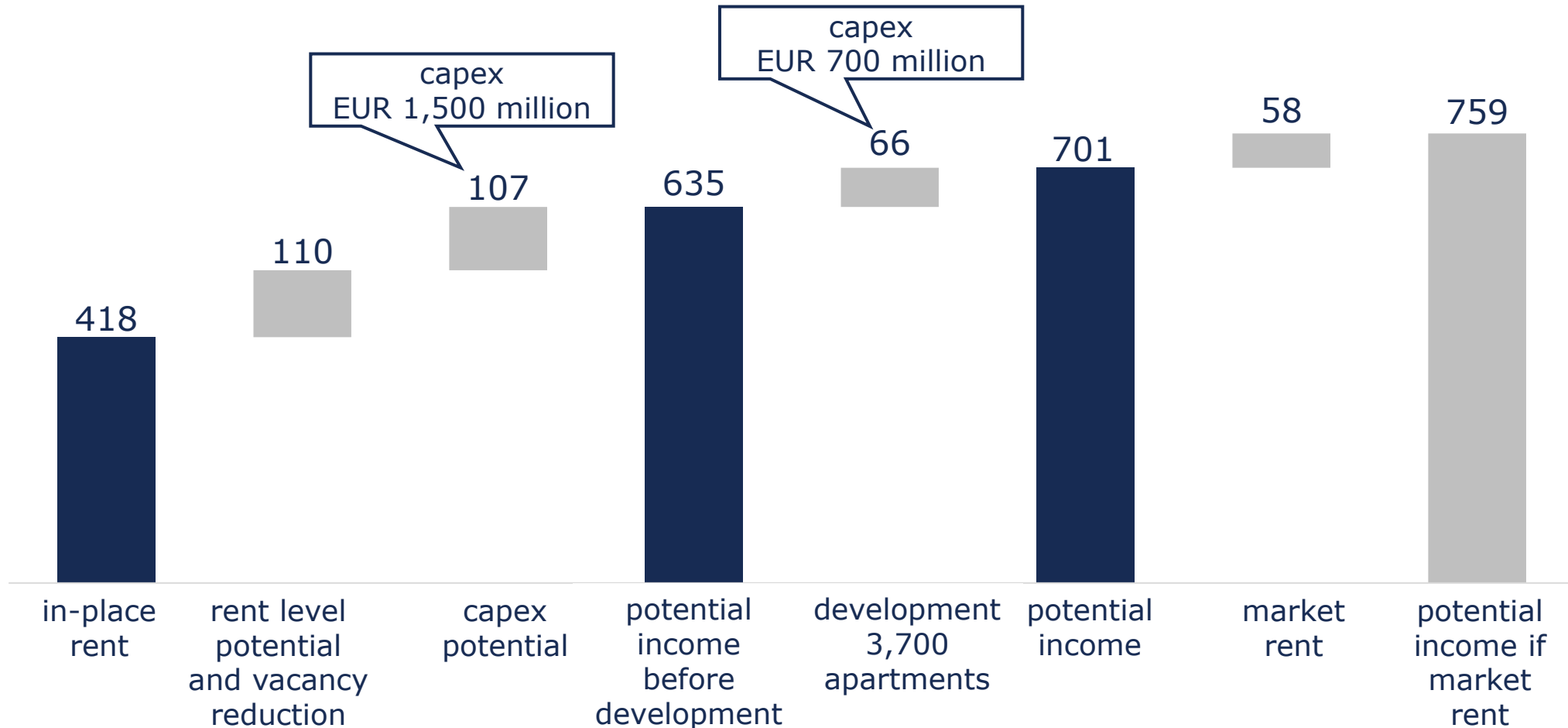
reason is that in-place rents are below market rents due to rent regulation



potential additional income EUR 286 million

another EUR 58 million if de-regulation

EUR million



constant and stable growth in net operating income

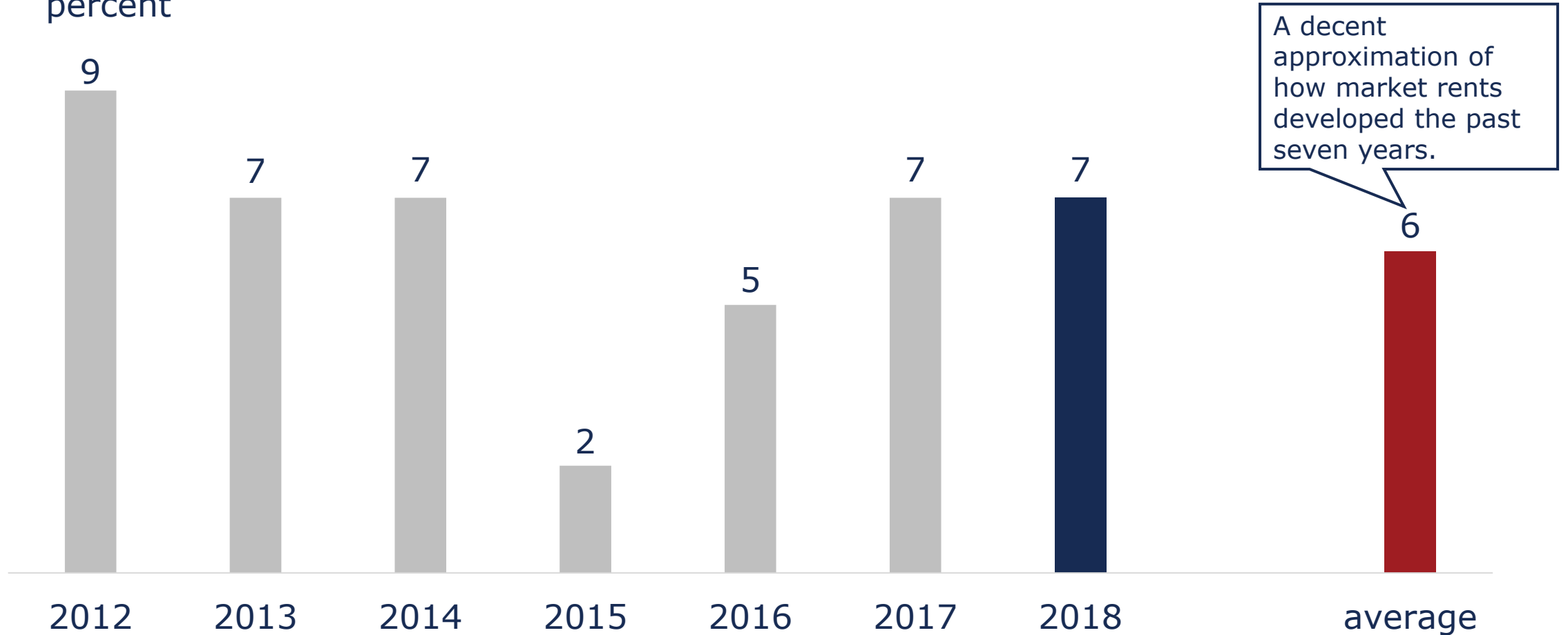
like-for-like change of net operating income

percent



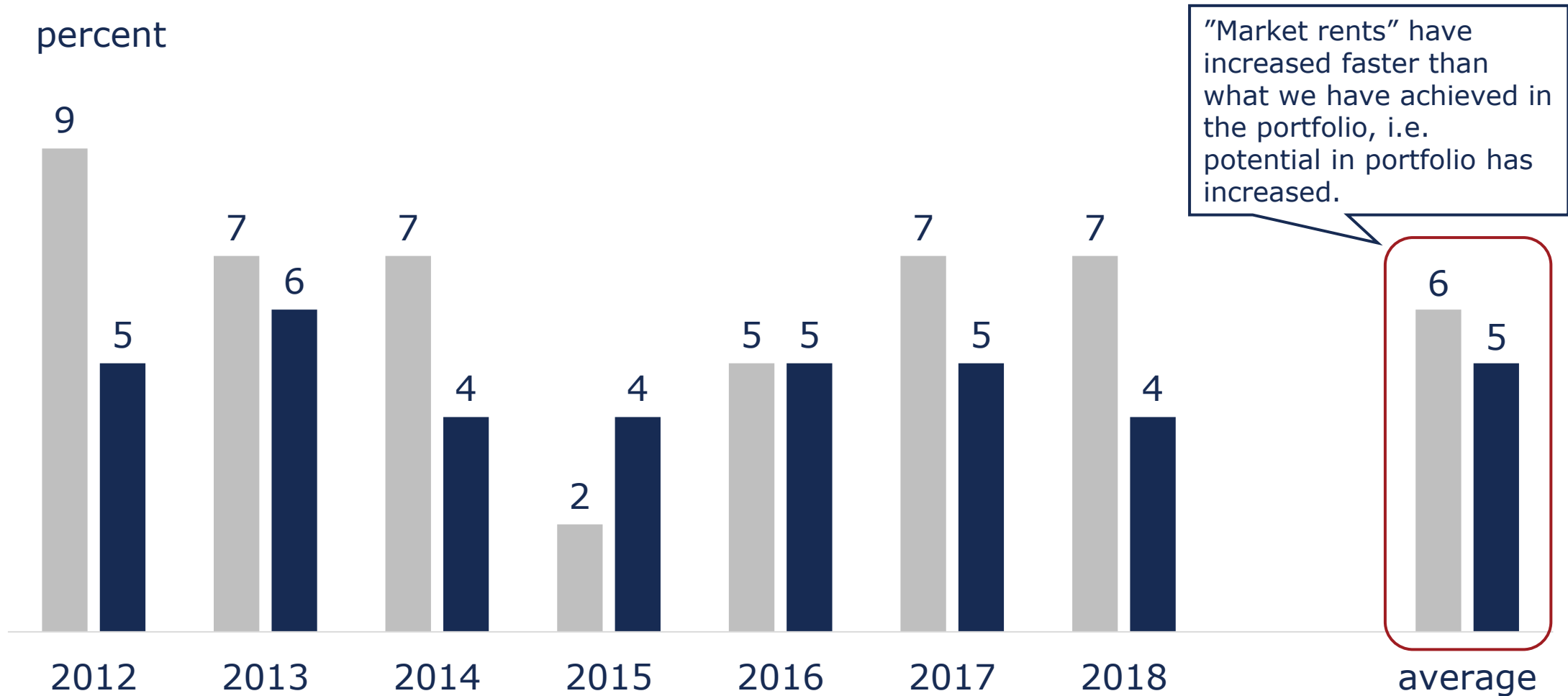
new lettings rent level has increased 7 percent like-for-like

percent



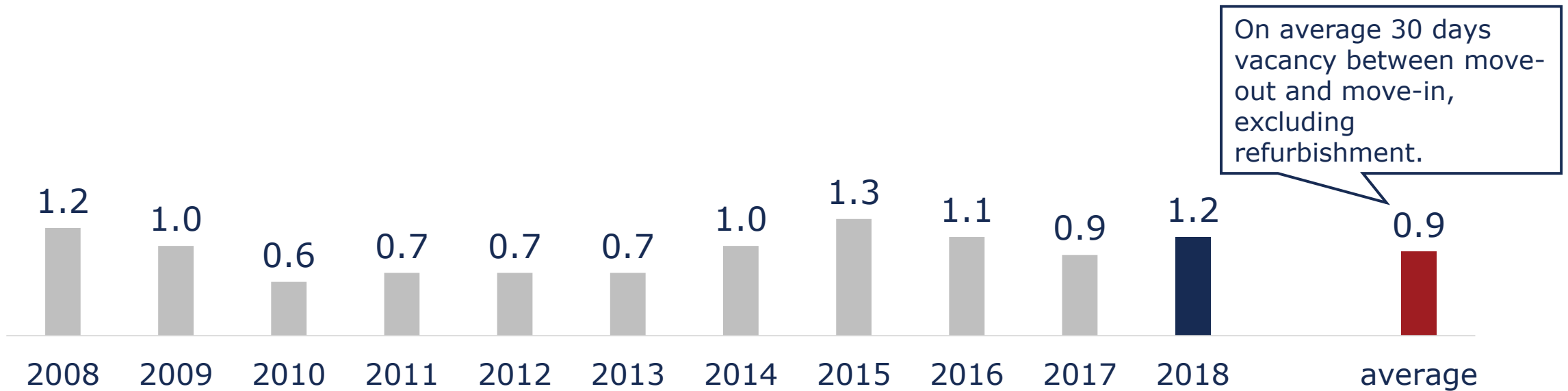
new lettings rent increases faster than in-place rent like-for-like

percent



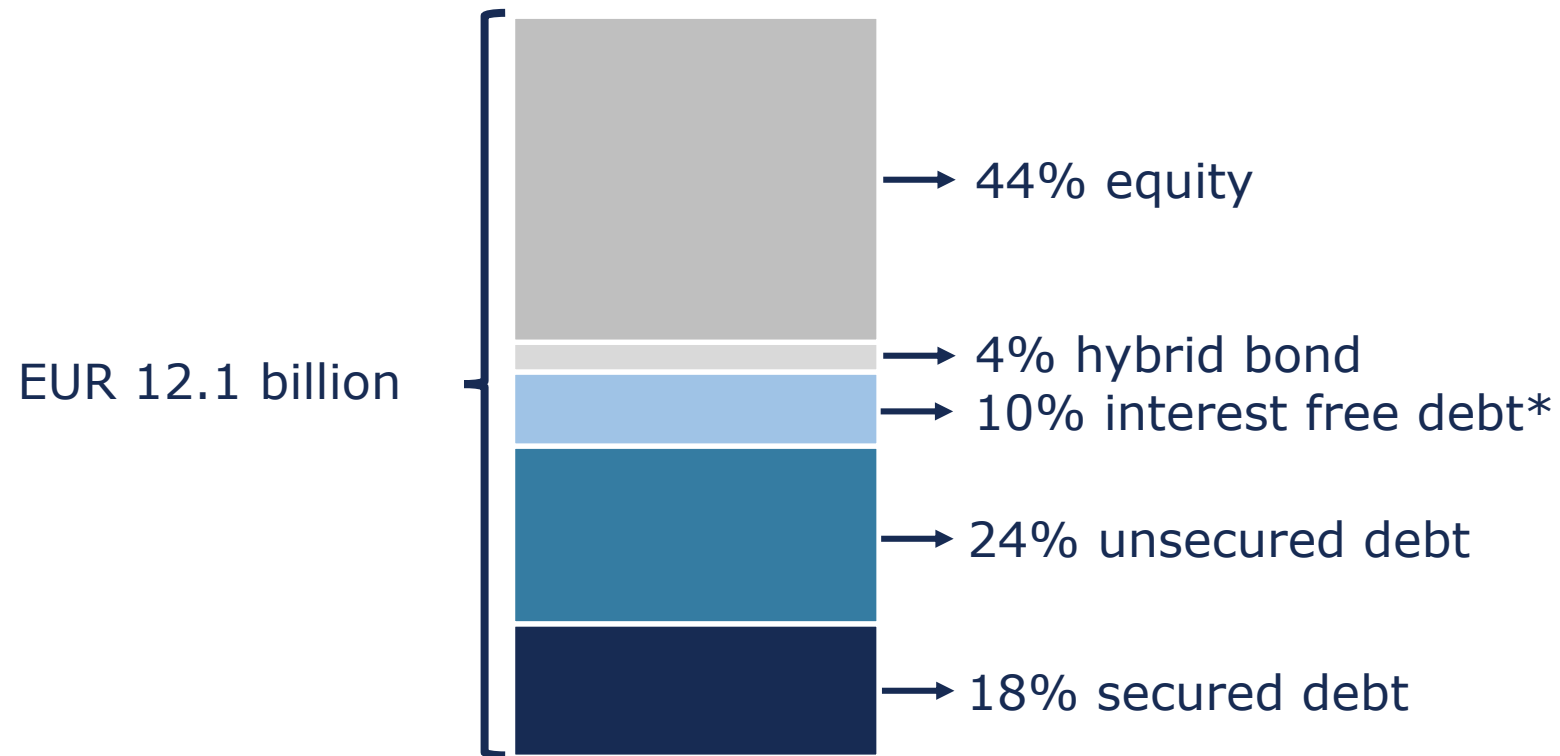
real vacancy stable around 1 percent

real vacancy excludes apartment under refurbishment and sales



LTV 42 percent

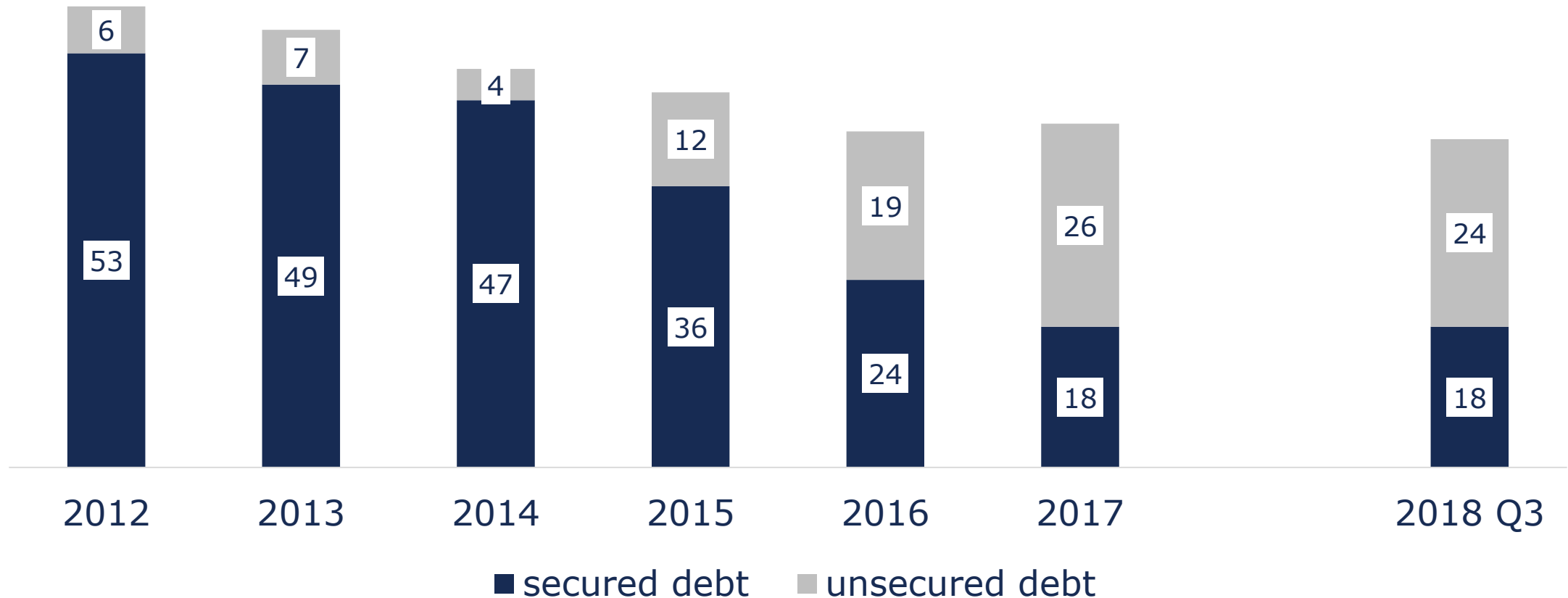
capital structure 2018-09-30



*deferred tax 7.8 %, derivatives 0.5% , other debt 1.7%

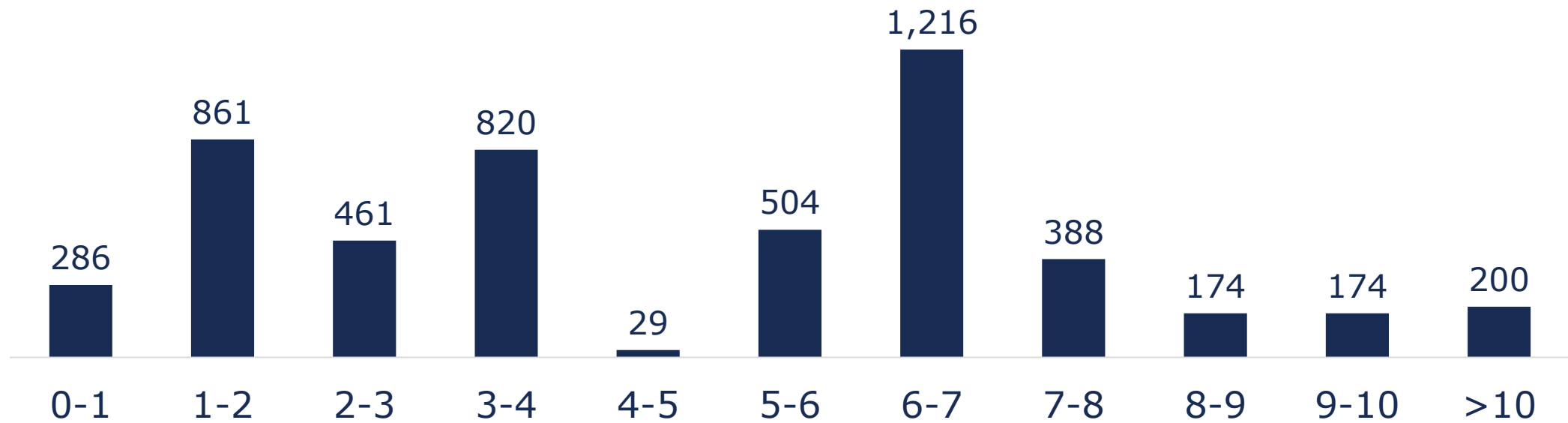
secured LTV 18 percent

policy: max 40 percent LTV from 2020, max 25 percent secured LTV

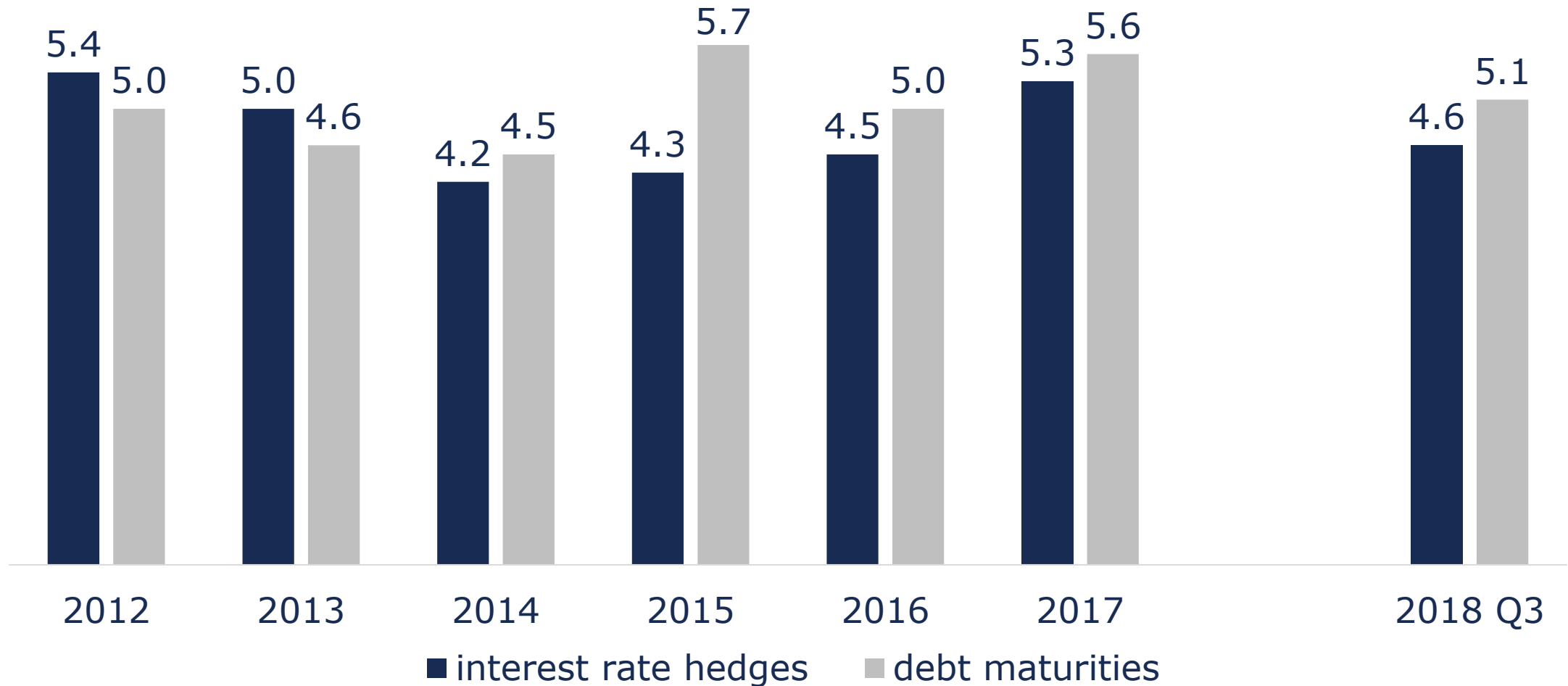


debt maturity per year

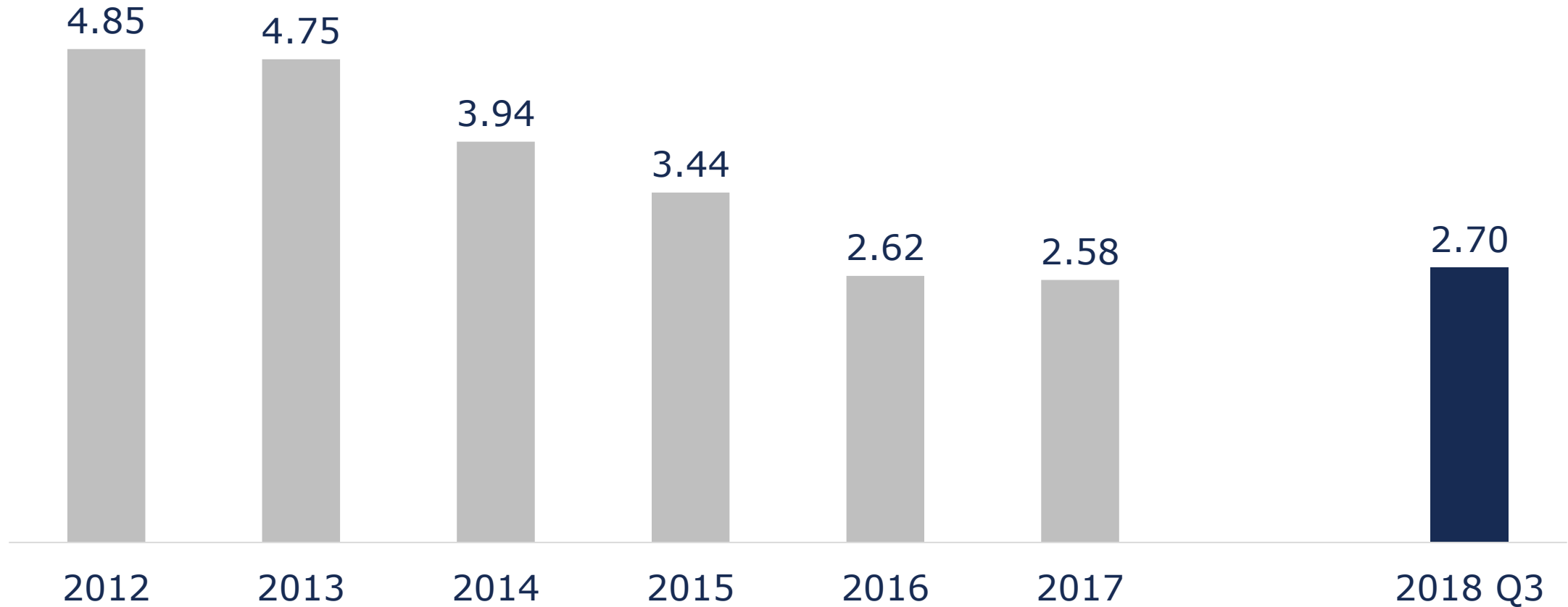
EUR million



average debt maturity 5.1 years

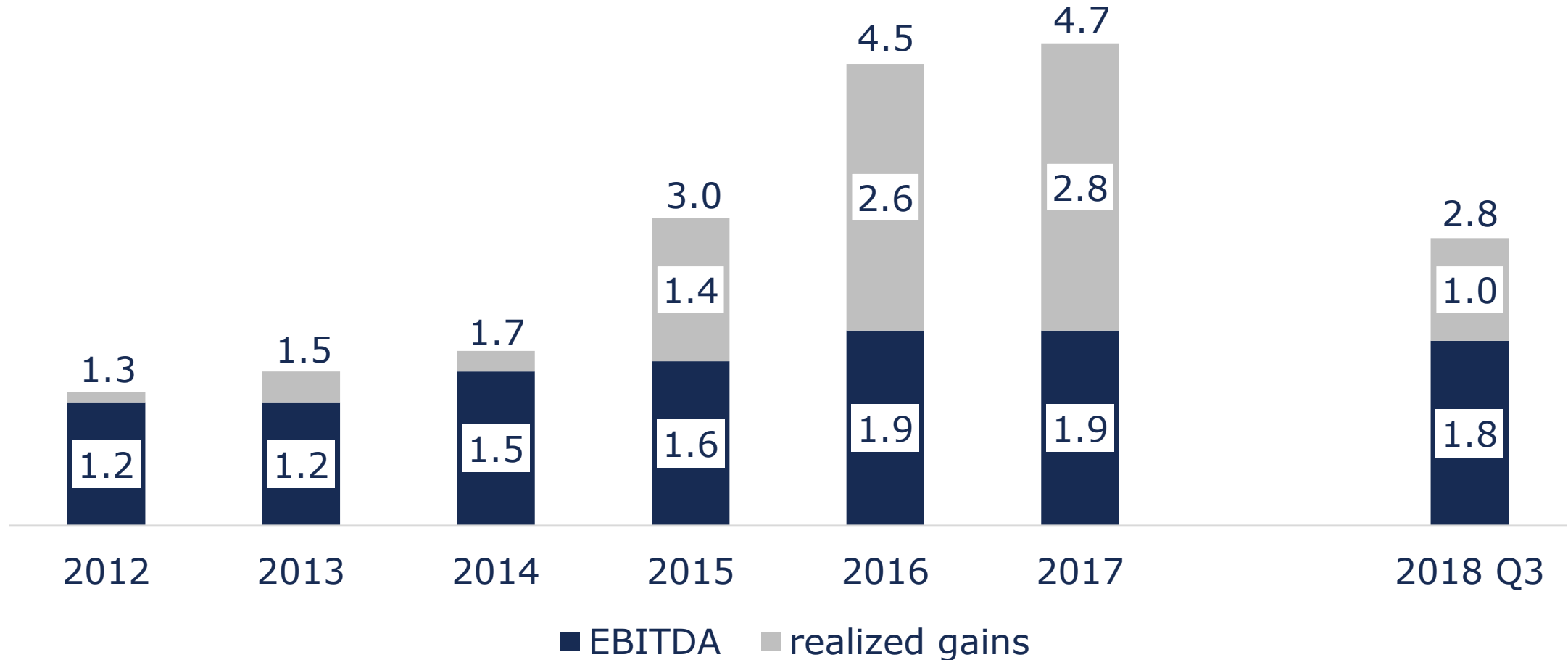


average interest rate 2.7 percent



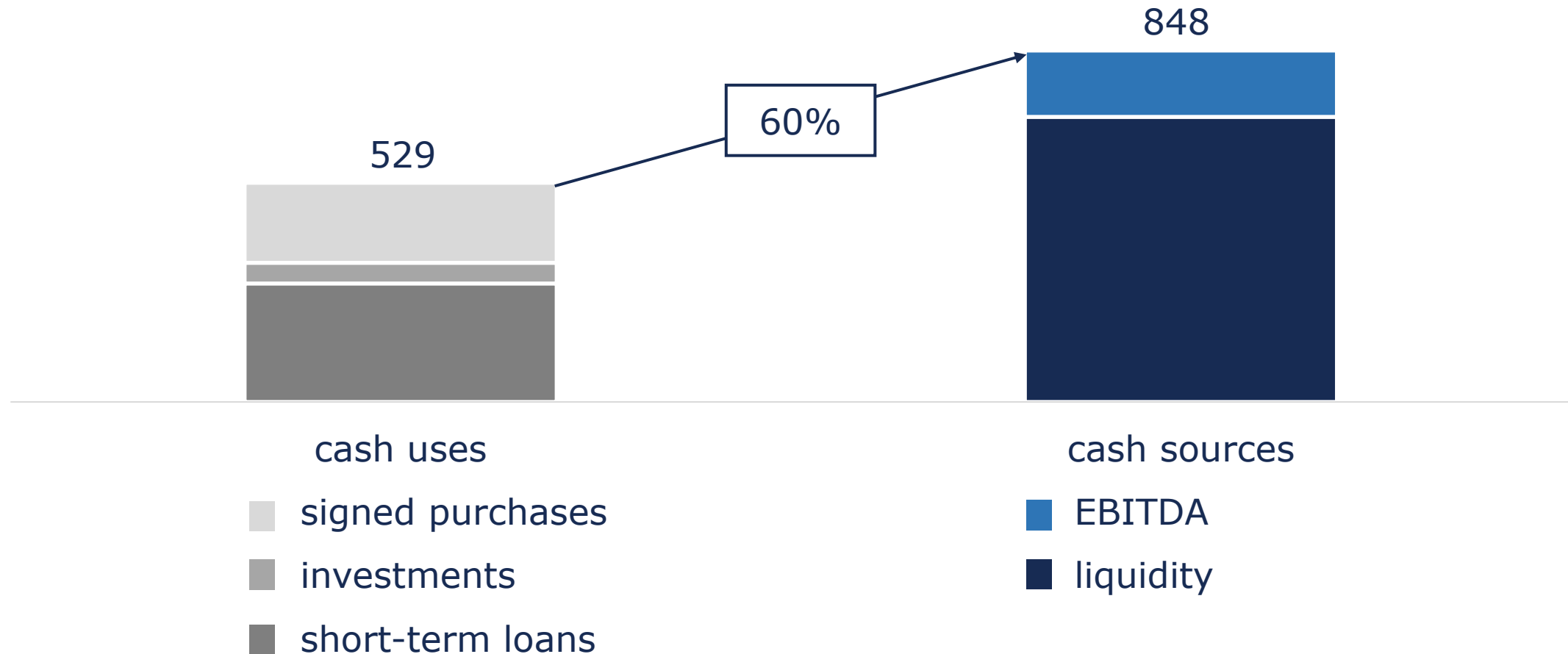
interest coverage ratio 2.8 times

policy: minimum 2.0 excluding realized gains from 2020



cash sources EUR 319 million larger than cash uses

EUR million



as at 2018-09-30

finance policy

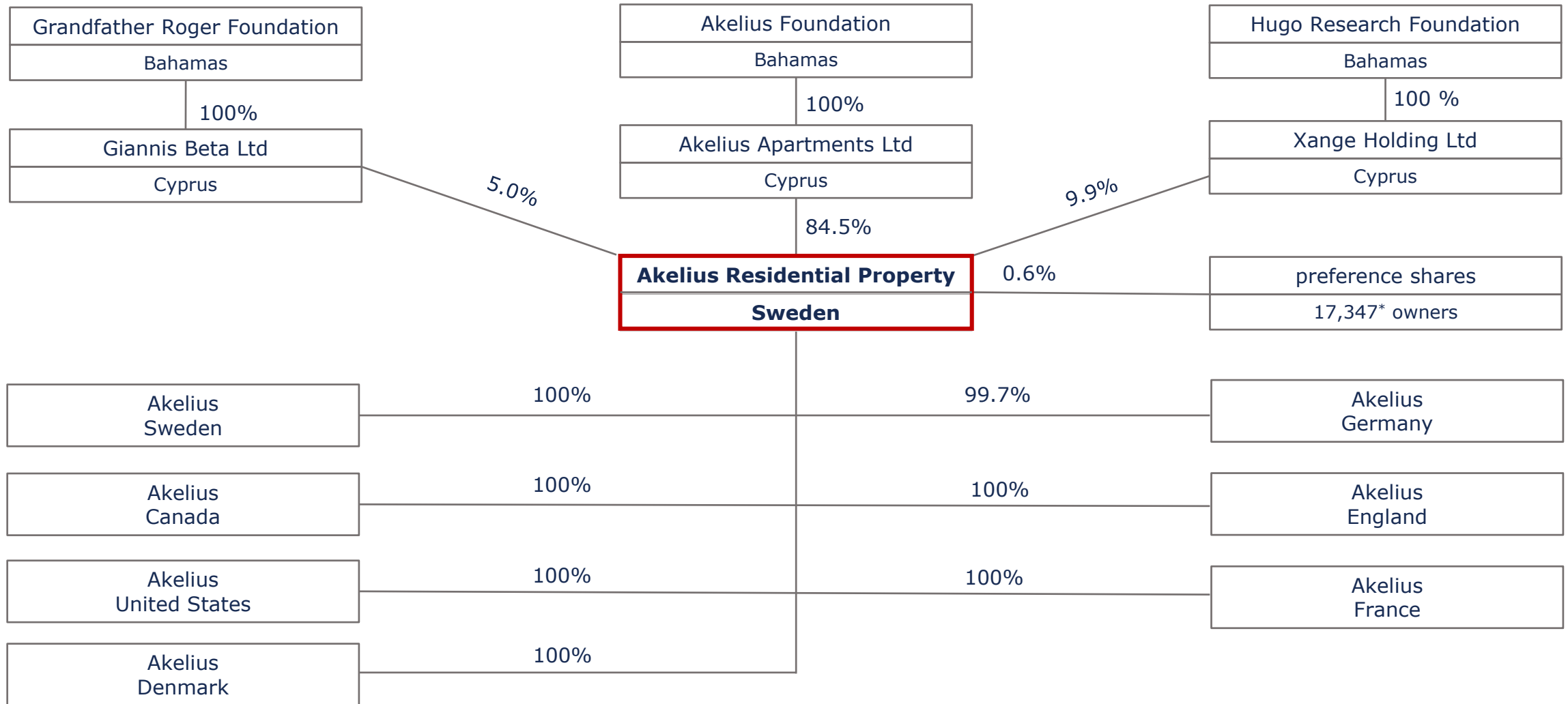
	<u>policy</u>	<u>2018-09-30</u>
rating	strive for BBB+ or higher minimum BBB	BBB
interest coverage ratio	minimum 2.0 from 2020	1.8, historic 12m
loan-to-value	maximum 40 percent from 2020	42 percent
dividend	no common net dividend if loan-to-value is above 40 percent no preferred dividend in financial stress	

Akelius



business risk:	<i>better end of</i> Strong
financial risk :	significant
issuer:	BBB, stable outlook
senior unsecured:	BBB

group structure



*as at 2018-09-30

Akelius foundation

business policies

- residential real estate
- stable countries
- max 50 percent loan-to-value
- min 51 percent of shares in Akelius Residential Property AB

purpose

- charity, SOS Children's Villages
- research, residential real estate

Swedish foundation donates €11M for long-term SOS Gaza project



SOS Children's Villages receives large donation for work in Haiti from Swedish businessman Roger Akelius



Akelius Foundation



EUR 80 million



EUR 10 million



EUR 10 million

safety first